

**Municipal Review Committee Meeting
Planning & Zoning Conference Room**

**October 28, 2002
7:00 p.m.**

Committee Members Attending:

Jeff Grenzebach, Chairman
John Moulin
Eileen Boylan
Dan Michnik
Phil Sgamma

Agenda Item I- Calamar Medical Office Building/Eastern Hills Corridor Plan
37,000 GSF Medical Office Building – Sheridan Drive Entrance

Jim Callahan updated the board on the Eastern Hills Corridor plan. Since the initial concept was developed, Uniland has proposed the project across the Sheridan Drive entrance road that would warrant a traffic light. That project provided an alternative access point for the Eastern Hills Corridor, rather than have it across from Ledge Lane. There has been another project approved toward Transit Road and that is where the extension of Bryant and Stratton Way would begin.

Ken Franasiak, from Calamar Development, introduced his project. They had some preliminary site plan discussions with the Planning Board that has generated the current drawing. Jeff Grenzebach asked if the Building was going to look like Windsong. Ken said that it would be very similar. Ken said that he has had some preliminary negotiations with possible tenants. He said that Calamar normally develops medical campuses, instead of individual buildings.

Phil Sgamma asked about the mature trees that are on the property. Ken said that they have reworked their site plan to preserve as many of the healthy trees as possible. Many of the trees on the property are not rooted properly due to the bedrock depth. Phil said that this is the only wooded lot in the whole area. Jim Callahan said that many of the trees that can be preserved are at the south end of the site.

Eileen Boylan asked about the adjacent land uses. Ken said that there is a deer processing facility to the East and there are some residential to business conversions to the North.

The project is an Unlisted Action under the SEQRA regulations. The land is currently zoned Commercial, which allows the proposed use. Phil asked about the access rights to the property. Ken said that he has acquired easements from the Simon Group for traffic access and sewer service.

Eileen Boylan asked Ken if he could provide the board with proof from DEC that there is no known occurrence of threatened or endangered species on the property. Phil Sgamma asked if there are any wetlands present on the property. Ken said that there are not any wetlands present.

Ken said that the closest example of his company's type of construction is in the Town of Wheatfield at a 57,000 sq. ft. facility.

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ACTION: Motion by Phil Sgamma, seconded by Jeff Grenzebach, that the board recommend that the Town Board seek Lead Agency status and begin the (30) thirty-day comment period for coordinated review among involved agencies.

VOTING: All Ayes.

MOTION PASSED

Agenda Item II- Lakeshore Savings Bank – Highland Farms Drive

Jeff Zaricny from Harrington Sandberg Architects discussed the latest site plan for the new Bank. The bank will be about 4,000 sq. ft. and the drive up facility will be about 1,500 sq. ft. in area. They have applied to the Zoning Board of Appeals for a setback variance from Highland Farms Drive. The concept plan is the tenth revision after hearing responses from neighbors at two different Planning Board Meetings.

Jeff Grenzebach asked if the project has public sewer access. Mr. Zaricny said that they have sewer access at both Transit Road and Highland Farms Drive. The property is zoned Major Arterial. The original property owners had it rezoned when they were proposing the residential subdivision. This is an Unlisted Action under the SEQRA requirements.

The only public traffic access will be from Highland Farms Drive. There will be a stub left for future access opportunities to the south. The board reviewed the EAF Part I and no other issues were raised regarding potentially significant impacts.

ACTION: Motion by Phil Sgamma, seconded by Dan Michnik, that the board recommend a Negative Declaration for this project based on the EAF part I and II as well as the history of this site as an active farm and its current zoning.

VOTING: All Ayes.

MOTION PASSED

Agenda Item III- Strickler Road Estates

This item was removed from the agenda due to the lack of requested information. It was noted that the applicant would have to acquire a NYSDEC Mining Permit for a topsoil surface mining operation for the removal of 70,000 cubic yards of topsoil.

The board established their next meeting time for November 18th at 7:00 p.m.

The meeting was adjourned at 8:15 p.m.